



THE
A-TEAM

**RE/MAX
FIRST**

1953 NEW BRIGHTON Drive, Calgary T2Z 4J4

MLS®#: **A2147276** Area: **New Brighton** Listing Date: **07/05/24** List Price: **\$728,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,983 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,845**
 Low Sqft:
 Ttl Sqft: **1,845**

DOM

73
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Jetted Tub,Kitchen Island,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`9"	Dinette	Main	12`1" x 7`7"
Kitchen	Main	12`6" x 11`6"	Laundry	Main	8`8" x 5`7"
Living Room	Main	12`9" x 14`1"	4pc Bathroom	Second	5`7" x 8`1"
4pc Ensuite bath	Second	10`11" x 7`1"	Bedroom	Second	9`2" x 11`10"
Bedroom	Second	10`5" x 10`0"	Family Room	Second	18`3" x 14`1"
Bedroom - Primary	Second	14`6" x 13`3"	3pc Bathroom	Basement	8`2" x 7`3"
Bedroom	Basement	10`11" x 15`11"	Game Room	Basement	12`9" x 20`1"

Furnace/Utility Room

Basement

8`8" x 13`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0511913

Zoning:

R-1N

Remarks

Pub Rmks:

Escape the ordinary and step into a haven of light and space in this stunning detached home nestled in the vibrant community of New Brighton. This meticulously maintained 4-bedroom, 3.5-bathroom residence boasts an abundance of natural light, a finished basement for endless possibilities, and a captivating backyard perfect for outdoor entertaining. Main floor welcomes with open concept layout with upgraded luxury vinyl plank flooring throughout the main, a spacious kitchen with S/S appliances, maple cabinets with crown molding, new backsplash, island with eating bar, ample counter space with quartz countertops, and a bright airy open concept great room with a cozy corner fireplace. The dining area has upgraded lighting and a huge window overlooking your fully fenced and lovingly landscaped yard. Around the corner is the 1/2 bath, and main floor laundry. Upstairs, three generously sized bedrooms offer ample space for rest and rejuvenation. The master suite is a true sanctuary, complete with a private bathroom and walk-in closet, providing a haven for quiet contemplation and restful nights. 2nd floor offers 2 more spacious bedrooms and 3 piece main bath and a large family room. The finished basement adds another dimension to this home, offering a versatile space for a home theater, one large bedroom, and 3 pc bathroom. Step outside and discover your private oasis. The meticulously landscaped backyard is perfect for al fresco dining, lazy afternoons, or hosting memorable summertime barbecues. Custom cedar-covered deck with lights with a curved arch design that is all transitioned to the home perfectly. The composite deck extends out to a stamped concrete patio, and artificial grass. So you know what that means...no maintenance! Situated in a desirable neighborhood, this home offers easy access to parks, schools, shopping centers, and dining options. Enjoy the convenience of nearby amenities and the peace of mind that comes with living in a safe and thriving community.

Inclusions:

Property Listed By:

N/A

TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









